



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image									
Account	660000654													
Parcel ID	21N17E-01-4-00000-000-0000													
Cadastral ID	01-21-17-00500													
Property Type	REAL - Real Property													
Property Class	RA	VI Area 3												
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI													
Name ID	333876													
BOATMAN, DAVID														
19512 S 4250 RD CLAREMORE OK 74019-0000														
Parcel Location														
Situs	19512 S 4250 RD													
Subdivision														
Lot/Block	/	Parcel Size 10 - Acres												
Sec/Twn/Rng	1 / 21 / 17 / 4													
Neighborhood	2117 - UNPLATTED													
School District	S006 - SEQUOYAH SCHOOLS													
Legal Description Lat/Long: 36.32845989 -95.43664324														
NE NE SE LESS S 100' THEREOF & S 100' SE SE NE														
Building Permits														
<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	RENAUD, JUSTIN & MELISSA	03/10/2021	375,000	21										
/	MOBURG, JAMES R	08/07/2020	340,500	YES										
1235/85	ROBERTS, VICKI B TRUSTEE	06/30/2000	195,000	Yes										
1222/667	PATTERSON, DONNA M KIRK TRUST	04/07/2000	240,000	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax						
Remove Cap	2022	Land Value	1,224	1,224	11%	135	Assessed	29,650 2,915.19						
Year Frozen	0	Improvements	284,731	268,315		29,515	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -88.00						
TIF Project ID	0	Total Value	285,955	269,539		29,650	Total Taxable	28,650 2,827.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660000654	BOATMAN, DAVID	94	261,689	1000	27,786	2,742.00							
2024	2024-660000654	BOATMAN, DAVID	94	274,221	1000	29,165	3,070.00							
2023	2023-660000654	BOATMAN, DAVID	94	269,806	1000	28,679	3,078.00							
2022	2022-660000654	BOATMAN, DAVID	94	375,525	1000	40,308	4,361.00							
2021	2021-660000654	BOATMAN, STEPHANIE &	94	345,754	1000	37,033	3,875.00							
2020	2020-660000654	RENAUD, JUSTIN & MELISSA	94	223,133	1000	23,119	2,419.00							
2019	2019-660000654	MOBURG, JAMES R	94	212,881	1000	22,417	2,312.00							
2018	2018-660000654	MOBURG, JAMES R	94	222,060	1000	23,426	2,441.00							
2017	2017-660000654	MOBURG, JAMES R	94	220,455	1000	23,121	2,378.00							
2016	2016-660000654	MOBURG, JAMES R	94	214,002	1000	22,418	2,296.00							
2015	2015-660000654	MOBURG, JAMES R	94	206,693	1000	21,736	2,274.00							
2014	2014-660000654	MOBURG, JAMES R	94	208,687	1000	21,731	2,231.00							
2013	2013-660000654	MOBURG, JAMES R	94	200,629	1000	21,069	2,133.00							



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Lot Data	Square-Foot - NBHD 2117 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> <b>Non-Ag Acres</b> 0 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY  <b>Method</b> Square-Foot <b>Base Lot Value</b> <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b>		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3.5 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	90% Veneer, Masonry 10% Frame, Siding, Vinyl
<b>Base/Total Area</b>	2,741 / 2,741
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	4 Metal, Preformed
<b>Area on Slab</b>	2,741
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	3 / 3.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	580 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1989 / 28

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b> 1 Test <b>Adusted R</b> 0.8445 <b>Indicated Value</b> 337,716 123.21 Per SqFt

Direct Comparables
<b>Selection Model</b> 1 Res <b>Adjustment Model</b> A2 AO Test <b>Comparables</b> <b>Indicated Value</b>

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	106.00	<b>Total Misc Impr</b>	+ 33,061	<b>Roofing Adj</b>	+ 5.98	<b>Garage Cost</b>	+ 22,318
<b>Subfloor Adj</b>	+ -3.26	<b>Total RCN</b>	= 415,382	<b>Heat/Cool Adj</b>	+ 14.47	<b>Depreciation ( 35%)</b>	- 145,384
<b>Plumbing Adj</b>	+ 8.15	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 269,998
<b>Adj Base Cost</b>	= 131.34	<b>Lot Value</b>	+ 269,998	<b>Total Area</b>	x 2,741	<b>Indicated Value</b>	= 269,998
		<b>Value Per SqFt</b>	98.50	<b>Adjusted Cost</b>	= 360,003		

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 269,998 <b>Lot Value</b> <b>Indicated Value</b> 269,998 98.50 Per SqFt <b>Agland Value</b> 1,224 <b>Site Improvements</b> 14,733 <b>Total Value</b> 285,955 104.33 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	1993	297		297	28.48		8,459
PRCH	SLAB PORCH - COVERED	1994	418		418	28.09		11,742



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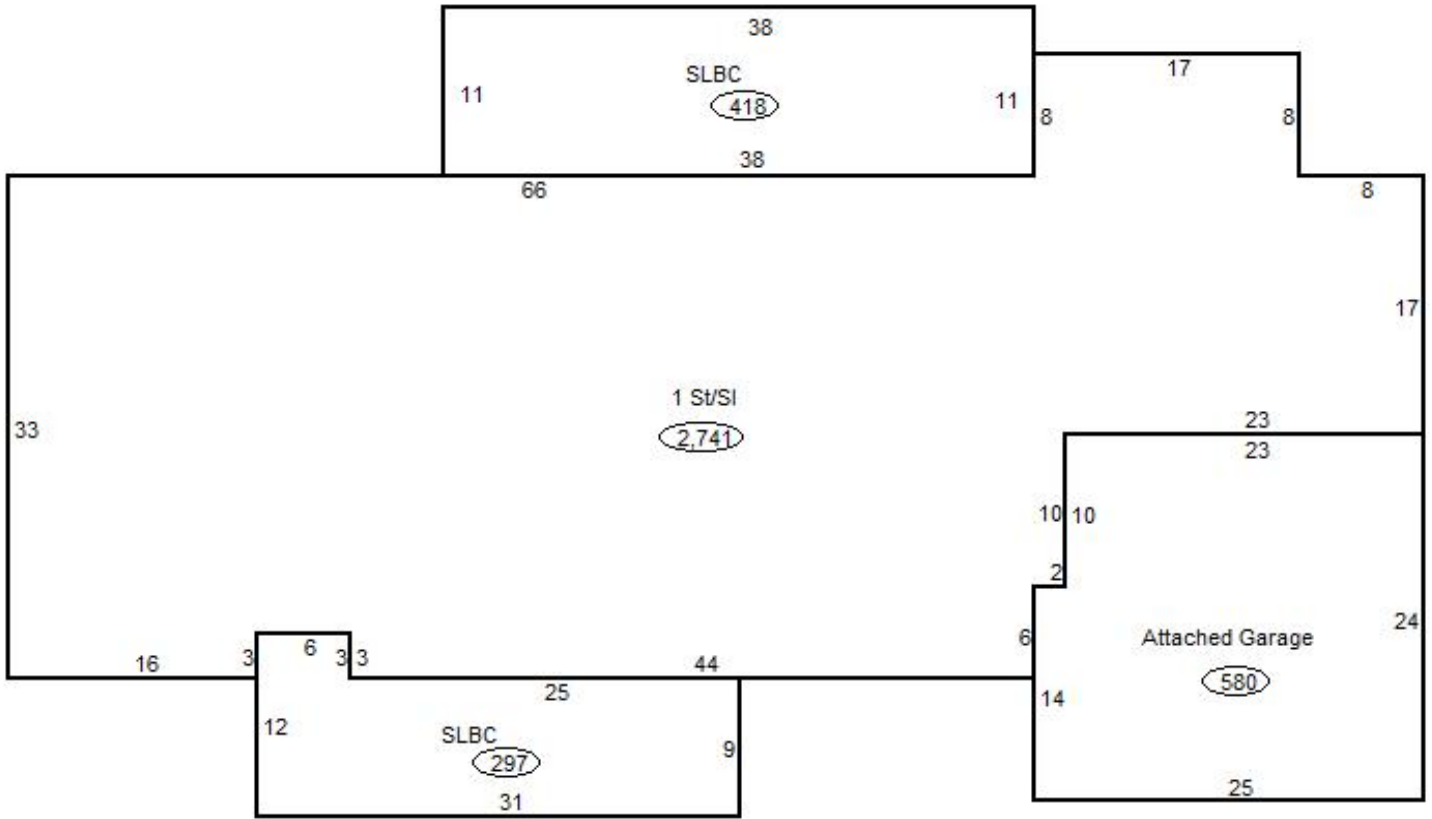
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,741	1.000	2,741
2	G	1		13	Attached Garage	580	1.000	580
3	M	PRCH		13	SLBC	297	1.000	297
4	M	PRCH		13	SLBC	418	1.000	418
<b>Total Building Area</b>						<b>2,741</b>		<b>2,741</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	UTIL	Shop Building	30x20x6	Concrete	Formed Metal	600		
	Qual	1	Cond	1	Year	2009	Eff Age	24
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (53% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (29.33 x 600)		17,598		17,598		9,327	8,271
	BARN	Barn	30x50x8	Dirt		1,500		
	Qual	0	Cond	0	Year	0	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (10.77 x 1,500)		16,155		16,155		9,693	6,462
	SHLT	STORM SHELTER	0x0x0					
	Qual		Cond		Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (0.00 x )							
	CP	Carport Dirt	0x0x0					
	Qual		Cond		Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (3.50 x )							
	STF	STG FAIR	10x6x6			60		
	Qual	0	Cond	0	Year	0	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.68 x 60)		281		281		281	



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			10.000	122	122	1,224	1,224
<b>NTV PST Totals</b>						10.000			1,224	1,224
<b>Total Agland</b>						10.000			1,224	1,224